

# Development Permit & Development Variance Permit DP20-0041/DVP20-0042

This permit relates to land in the City of Kelowna municipally known as

**3031 Abbott Street**

and legally known as

**Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842**

and permits the land to be used for the following development:

**Mixed Use (Residential/Commercial)**

USE as per Zoning Bylaw

**Multiple Dwelling Housing, Food Primary Establishment, Retail Stores**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision November 30, 2021

Decision By: Council

Development Permit Area: Revitalization

Existing Zone: C4 – urban Centre Commercial

Future Land Use Designation: MXR – Mixed Use (Residential/Commercial)

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 3031 & 3041 Abbott Street GP LTD. Inc No BC1176909

Applicant: 514 Design Build Ltd.

Planner: Lydia Korolchuk

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date



This forms part of application

# DP20-0041 DVP20-0042

City of  
**Kelowna**

Planner

Title

LK

**1. SCOPE OF APPROVAL**

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

**2. CONDITIONS OF APPROVAL**

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

That a land use restriction covenant be registered on title to protect the provision of a food primary establishment use within the commercial space;

That a land use restriction covenant be registered on title to ensure the longevity of live/work units along the Newsom Avenue frontage;

That Council authorizes the issuance of Development Variance Permit No. DVP20-0042 for Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842, located at 3031 Abbott Street, Kelowna, BC;

That variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 14.4.5(c): C4 – Urban Centre Commercial Development Regulations**

To vary the required maximum height from 15.0 m or 4 storeys permitted to 15.75 m and 4 1/2 storeys proposed,

**Section 14.4.5(f): C4 – Urban Centre Commercial Development Regulations**

To vary the required minimum rear yard from 6.0 m permitted to 0.0 m proposed.

**Table 8.2.7(a): Section 8 - Parking and Loading, Off-Street Parking Regulations, Dimensions of Parking Spaces and Drive Aisles**

To vary the required minimum Van-Accessible Parking Space height clearance from 2.3 m permitted to 2.0 m proposed.

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

**3. PERFORMANCE SECURITY**

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$54,952.54**



Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

#### 4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP20-0041 DVP20-0042		
Planner Initials	<b>LK</b>	 City of <b>Kelowna</b> DEVELOPMENT PLANNING





## PROJECT DESCRIPTION

The proposal is to build a mixed-use development with ground floor commercial retail on prominent corners along with street accessed townhomes and three storeys of residential condos above. This 24 unit, 4-storey wood frame building rests on a 'basement' concrete parking structure that is partially exposed. The benchmark elevation for this is governed by the floor plain and coordination with the geotechnical engineer.

## ARCHITECTURAL DESIGN

The building is designed to be 'timeless', using traditional architectural details within modern forms. The intention is to meld within the character of Abbott streets' heritage along with its new modern counterpart. This will include a mixture of materials including exposed concrete, classic red brick masonry and board and batten siding. Design and material precedence can be seen in similar projects in the neighbourhood: Abbott House and Waterfront Wines Café. The massing of the building is derived from the unit layouts and to maximize lake views while being sensitive to neighbouring characteristics. Special attention has been paid to the main building entry off Abbott to make it both attractive and sensible. Pedestrian scaled design is important along this corridor and has been emphasized around the commercial retail spaces. For the ground accessed townhomes, there is a balance between scale and aesthetic, forming a base to the building that is both intimate yet pronounced. The play of massing and design help the building blend into its context and is integral to this pedestrian scaled approach.

For the parkade access and refuse collection, access has been provided off the laneway to the south. Consideration has been made to beautify these elements using wooden slats and privacy fencing. Both of which also include secure access.

## OCP AMENMENT/REZONING RATIONALE

This lot lies within the Ru1 zoning of the South Pandosy Urban Centre directly adjacent to Sopa Square and is requesting an OCP amendment for rezoning to C4. Along with this rezoning, the laneway to the east of the property will be decommissioned and divided equally between the neighboring lot 425 Newsom Ave. The mixed-use development being proposed on the consolidated property of 3031 & 3041 Abbott Street reflects the residential use objectives within the OCP in a manner that is compatible with the existing residential character and neighborhood. It is our intention to maintain a residential community feel while providing greater density, amenity opportunities and a connection with Lake Okanagan and future Pandosy Beach Park. Located between the future Park and Sopa Square, this development aims to create a linear experience for pedestrian traffic via professional Live/Work spaces on Newsom Ave., and small-scale Commercial/Retail along Abbott Street. The OCP currently supports multi-family development in the South Pandosy Urban Centre and we feel this development's pedestrian-scale addition of commercial/retail space will only help strengthen the connection between this Urban Center and the areas largest amenity, Lake Okanagan.

## DEVELOPMENT VARIANCE RATIONALE

The variance to increase the building height by 0.75 meters is to incorporate architectural roof projections that add to the character and definition of the building. The design looks to break up the



continuous parapet aesthetic by adding small shed roofs above each unit. As for the setback variance to the east side yard, it is understood that the adjacent property will be rezoned for future development, reducing the setback to 0 meters.

While this project follows the requirements for parking stall number and ratio, it is asking for a variance to reduce the height of accessible stalls within the parkade to 2.0m from 2.3m. Due to the additional height requirements required to access the stall (drive aisle, overhead garage door) along with insulation, mechanical equipment and sprinkler systems, the additional 0.3m may not be attainable within an underground parkade. We are asking for a variance to follow the old parking bylaw of 2.0m in accessible car height.

## LANDSCAPE DESIGN

The landscape design for this mixed-use project takes its cues from nearby residential and multi-storey buildings to integrate the proposal into the fabric of the changing Abbott corridor. The Abbott-facing commercial units are mediated by enriching the hardscape with stone material and the provision of commercial-grade site furnishings.

Our client has consistently placed sculpture in the landscape, for several projects in which we are involved, and plans to enrich the public realm on the corner of Abbott & Newsom similarly. The piece will be lit with low voltage landscape lighting, with appropriate cut-off luminaires to reduce light pollution.

The Newsom-facing residential entries are elaborated with ground level planting and resilient shrubs. This new development provides an opportunity to embed climate resiliency into its landscape design: the entirety of the proposed plant list is either drought tolerant or listed by the Okanagan Xeriscaping Association as an approved xeriscaping plant appropriate to the region. The guiding planting concept is one of all-season interest, with minimal watering inputs.

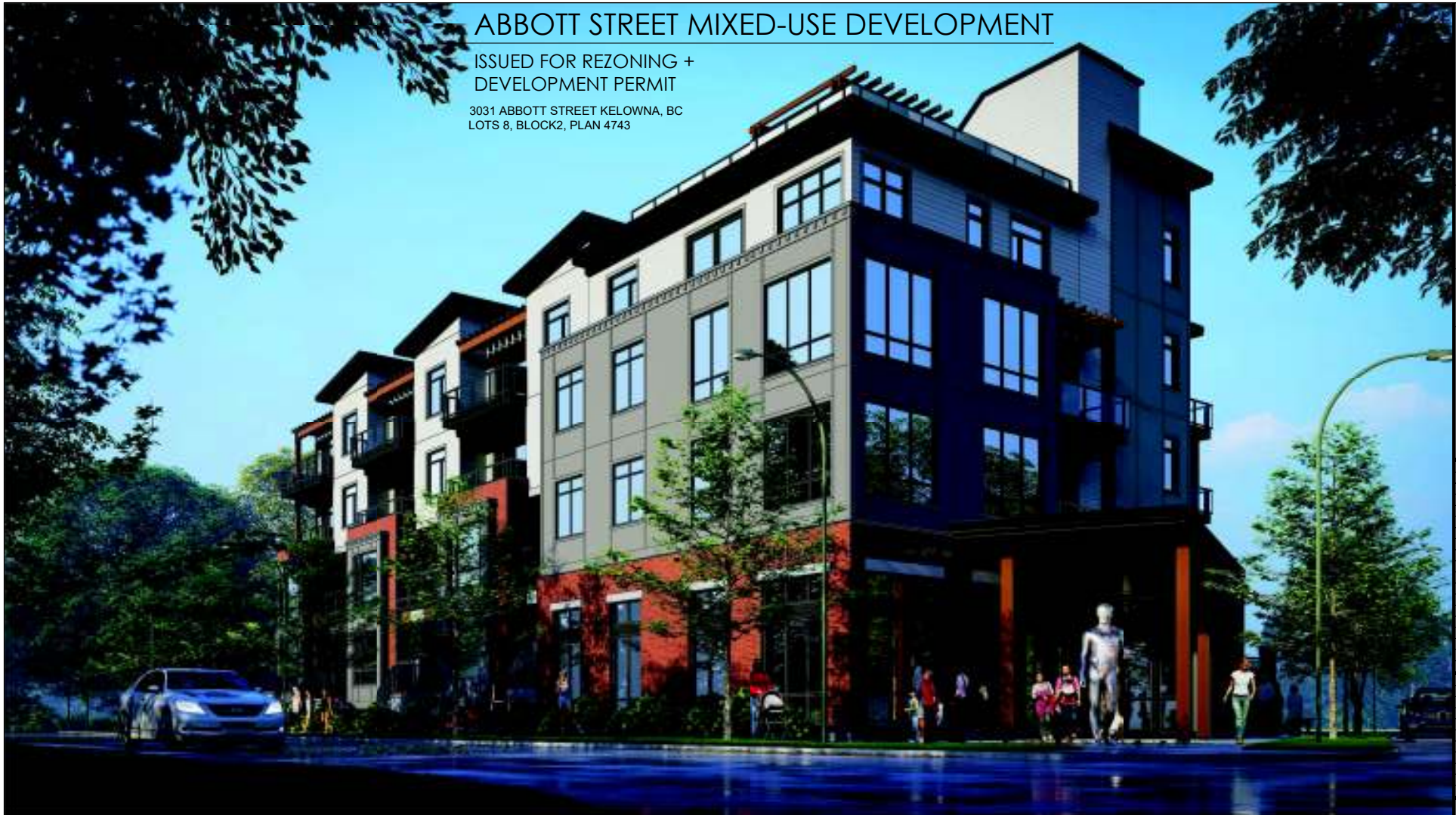




# ABBOTT STREET MIXED-USE DEVELOPMENT

ISSUED FOR REZONING +  
DEVELOPMENT PERMIT

3031 ABBOTT STREET KELOWNA, BC  
LOTS 8, BLOCK2, PLAN 4743



## CLIENT CONTACT:

YOUNGEARTH DEVELOPMENTS

Contact:  
Sachin Jhanghu  
sjhanghu@yahoo.ca  
604-358-1000

## ARCHITECT CONTACT:

BLUEGREEN ARCHITECTURE INC.  
#100 - 1353 ELLIS STREET,  
KELOWNA, BC.  
V1Y 1Z9

Contact:  
Aaron Whalen, Building Designer  
awhalen@bluegreenarch.com

Kevin Ryan, Architect  
kryan@bluegreenarch.com

www.bluegreenarchitecture.com

## LANDSCAPE ARCHITECT CONTACT:

PMG LANDSCAPE ARCHITECTS LTD.  
C100 4185 STILL CREEK DRIVE  
BURNABY, BC

Contact:  
Caelan Griffiths  
caelan@pmglandscape.com

www.pmglandscape.com

## ARCHITECTURAL DRAWING LIST

A0.0 COVER SHEET & DRAWING LIST  
A0.1 ZONING SUMMARY  
A1.0 SITE PLAN, KEY PLAN & STREET VIEWS  
A1.1 SITE SURVEY  
A2.0 LEVEL 0 PLAN - PARKADE  
A2.1 LEVEL 1 PLAN - GROUND LEVEL  
A2.2 LEVEL 2 PLAN - RESIDENTIAL  
A2.3 LEVEL 3 PLAN - RESIDENTIAL  
A2.4 LEVEL 4 PLAN - RESIDENTIAL  
A2.5 ROOF PLAN  
A3.1 BUILDING ELEVATIONS - WEST & NORTH  
A3.2 BUILDING ELEVATIONS - SOUTH & WEST  
A3.3 BUILDING PERSPECTIVES  
A4.1 BUILDING SECTIONS  
A4.2 BUILDING SECTIONS

L1

## LANDSCAPE

LANDSCAPE PLAN



#100 - 1353 Ellis Street,  
Kelowna, BC, V1Y 1Z9  
p: 250 420 3550

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immediately to the architect.

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# SCHEDULE

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This forms part of application  
# DP20-0041 DVP20-0042

Planner  
Initials LK



BYLAW SUMMARY				VARIANCE
	REGULATION	PROPOSED		
ZONING	R-1	C-1		14/4
LOT WIDTH	12.0 m	32.4 m		14/4
LOT DEPTH	30 m	40.0 m		14/4
SETBACK	4.0 m	1.0 m	SEE PLAN	14/4
MAXIMUM FAR (1.2 + 0.04 URBAN CORE)	2.14	1.2	FAR 1.3 + 2	14/4
ALLOWABLE NET FLOOR AREA	299.4 m <sup>2</sup>	199.2 m <sup>2</sup>		14/4
BUILDING AREA (INCLUDING PORCHES)		199.2 m <sup>2</sup>		14/4
BUILDING AREA (FOOTPRINT ABOVE PARAPAGE)		81.0 m <sup>2</sup>		14/4
MAX SITE COVERAGE	75%	31.2%		14/4
MAX FLOOR AREA (USING PARAPAGE)		32.4 m <sup>2</sup>		14/4
MAXIMUM BUILDING HEIGHT	15 m	15.75 m	variance required for overheight	REQUIRED 6.1m FOR ARCH PROJECTIONS REFER TO BUILDING ELEVATION
FRONT YARD (ABBOTT STREET)	0 m	0 m		14/4
SIDE YARD (BAYVIEW/ROCKY)	0 m	0 m		14/4
REAR YARD (LANE/ROCKY)	0 m	0 m		14/4
REAR YARD (LANE)	0 m	0 m		REQUIRED FUTURE RECORDING OF HEIGHTS/AREA
PARKING				
CAR SPACES	SEE PER TABLE 1 PER 275 BEDS COMM (1.3) PER 1000 G.A.M. VISITOR (0.14 PER UNIT)	23 4 3	34 (1.3) 287.3	14/4 14/4 14/4
BIKE SPACES	REGULAR (0.06) SMALL (0.06)	58.5 58.5	12 12	14/4 14/4
TRAILER STORAGE	ACCESSIBLE (0.06) COMM (1.3) PER 1000 G.A.M.	3.96 3.96	3.96	REQUIRED
LOADING DOCK		0		14/4
WHEEL WALL	LONG TERM (0.06) SHORT TERM (0.06)	18 12	LONG TERM SHORT TERM	14/4 (IF PARKING [E] WALL) ANCHORED 14/4 (IF RESIDENTIAL & COMMERCIAL)

BUILDING SUMMARY				VARIANCE
	REGULATION	PROPOSED		
FLOOR AREA NET	2142.0 m <sup>2</sup>	2007.0 m <sup>2</sup>		
FLOOR AREA (PARAPAGE)	842.0 m <sup>2</sup>	199.2 m <sup>2</sup>		
COMMERCIAL AREA				
COMMERCIAL RETAIL	1 CBU 1	129.7	129.7	1396.0
COMMERCIAL RETAIL	1 CBU 2	80.5	80.5	864.0
COMMERCIAL RETAIL	1 CBU 3	79.3	854.0	79.3
TOTAL	3	289.5	289.5	2060.0
RESIDENTIAL AREA				
2-BED + 1 BATH (C)	3	147.3	147.3	447.0
3-BED + 2 BATH (C)	2	122.1	122.1	244.2
2-BED + 1 BATH (C)	1	57.6	57.6	115.2
3-BED + 1 BATH (C)	3	157.7	157.7	473.1
3-BED + 1 BATH (C)	4	157.7	157.7	473.1
2-BED + 1 BATH (C)	3	157.7	157.7	473.1
1-BED + 1 BATH (C)	3	157.7	157.7	473.1
TOTAL	24	414.4	414.4	1244.0
PRIVATE OPEN SPACE (POS)				
7.5m <sup>2</sup> per 1 BATH	0	0		
15m <sup>2</sup> per 1 BEDROOM	0	0		
33m <sup>2</sup> per 2 BEDROOMS	18	270		
TOTAL	24	330	330	1000
COMMON AMENITY				
TOTAL	330	408	408	14/4

100 - 1000 St. Street,  
Kelowna, BC, V1Y 1Z9  
p: 250.420.3550

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These drawings are submitted in accordance with the provisions of the City of Kelowna's Development Planning Act and the City of Kelowna's Development Planning Regulations. The drawings are not to be used for any other purpose without the written consent of the City of Kelowna.

Consultants

2 2020.05.22 Revisions to DP by Variance over Height

1 2020.12 REVISIONS TO DP FROM COX TECHNICAL REVIEW

NO DATE RECORD OF REVISIONS

3 19.12.19 SUBMIT FOR RECHING DEVELOPMENT PERMIT

2 19.09.20 SUBMIT FOR CLIENT REVIEW

1 19.08.20 SUBMIT FOR CLIENT REVIEW

NO DATE RECORD OF REVISIONS

Project: ABBOTT STREET MIXED-USE DEVELOPMENT 3031 ABBOTT STREET KELOWNA, BC

Sheet Title: ZONING SUMMARY

Job Number: 18.661

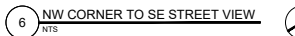
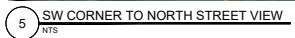
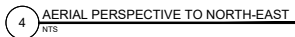
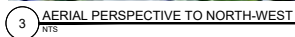
Date: 2020.05.22

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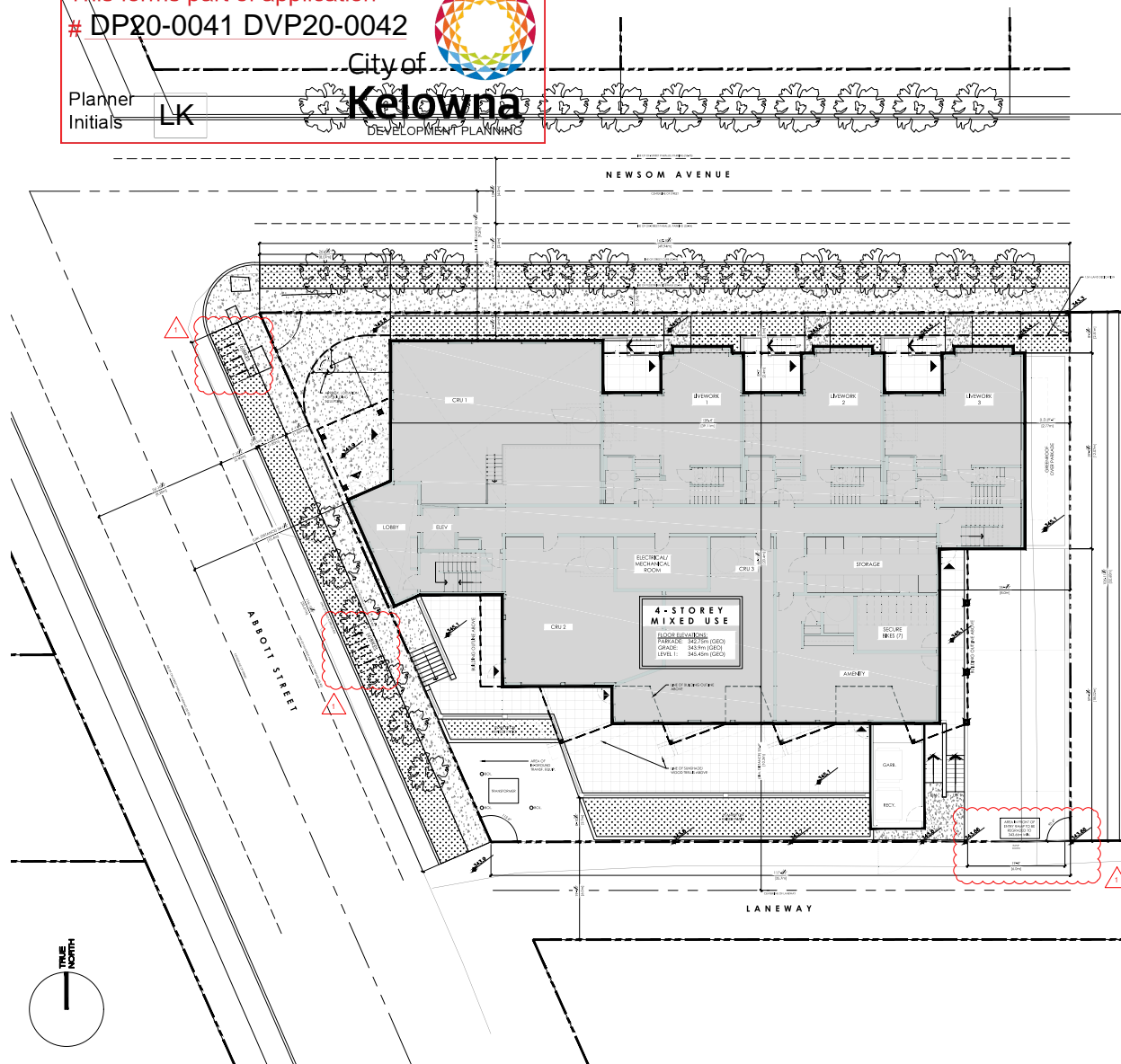
Revision Number: 1

Drawing Number: A0.1





City of Kelowna  
DEVELOPMENT PLANNING



1 SITE PLAN  
3/32"=1'-0"



1	20.05.12	REVISED TO DP FROM CODE
TECHNICAL REVIEW		
NO.	DATE	RECORD OF REVISION
3	19.12.09	ISSUED FOR RECOGNITION + DEVELOPMENT PERMITS
2	19.09.25	ISSUED FOR CLIENT REVIEW
1	19.08.27	ISSUED FOR CLIENT REVIEW

**ABBOTT STREET**  
MIXED-USE  
DEVELOPMENT

3031 ABBOTT STREET  
KELOWNA, BC

Sheet Title

SITE PLAN,  
KEY PLAN +  
STREET VIEWS

Job Number 18.66

Date: 2020.05.27

Scale

Revision Number

Drawing Number

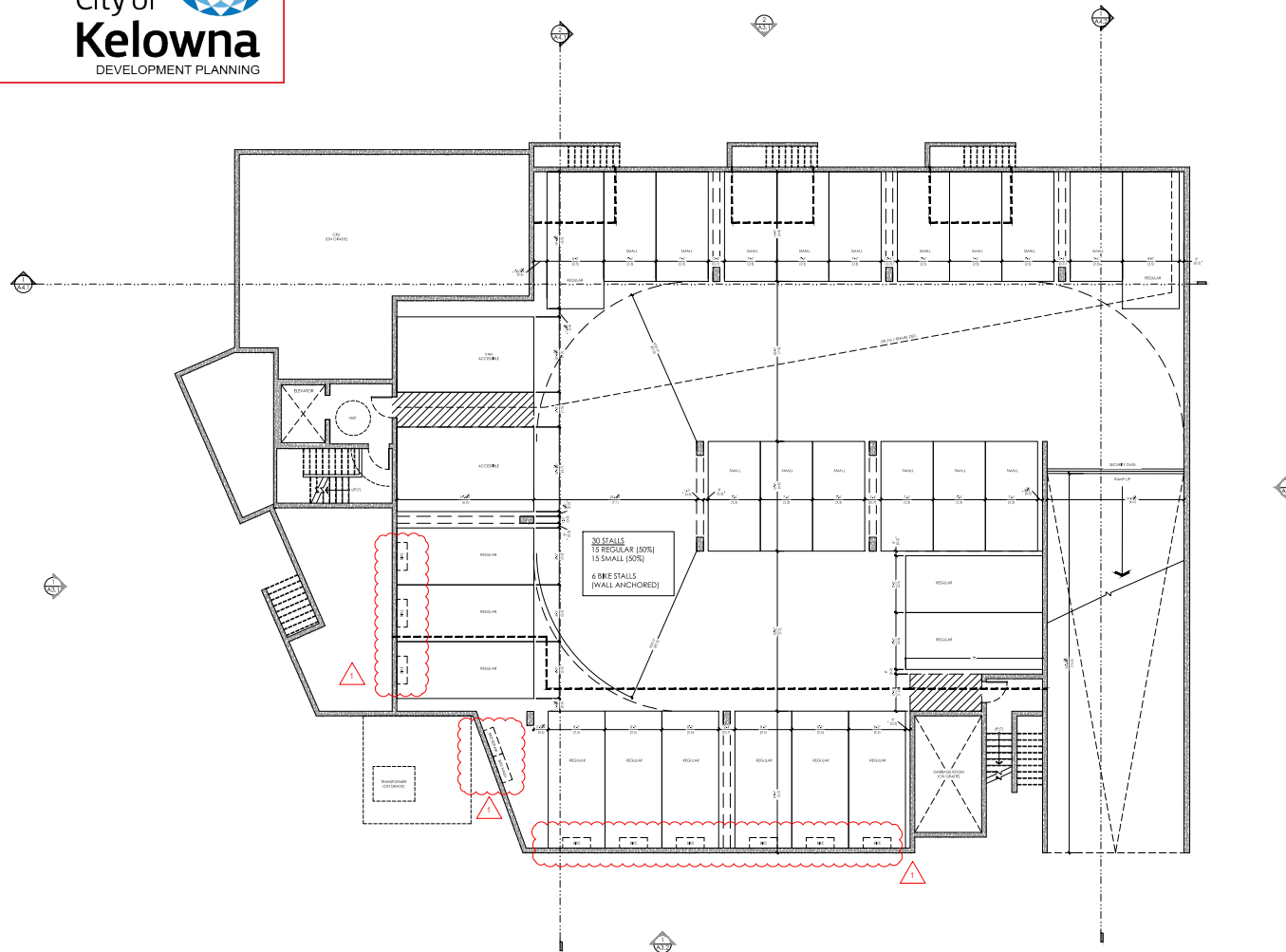
## A1.0



# SCHEDULE A

This forms part of application  
# DP20-0041 DVP20-0042

Planner  
Initials **LK**



HATCH IDENTIFICATION MARKER LEGEND

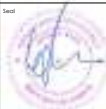
	OPEN ROCK LANDSCAPING (FLOOR) w/ LANDSCAPE PROJECT
	SOLID FLAT ROCK 2 FT/18"
	SOLID w/ HATCHED ROCK 2 FT/18"
	SOLID w/ HATCHED ROCK 2 FT/18"
	SOLID w/ HATCHED ROCK 2 FT/18"



#100 - 1303 5th Street,  
Kelowna, BC V1Y 1Z9  
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Comments:

NO.	DATE	REVISIONS
1	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
2	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
3	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
4	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
5	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
6	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
7	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
8	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
9	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
10	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
11	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
12	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
13	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
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16	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
17	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
18	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
19	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW
20	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW

1. 2020.12 REVISIONS TO DP FROM CDR TECHNICAL REVIEW

NO. DATE REVISIONS

1. 2020.12 REVISIONS TO DP FROM CDR TECHNICAL REVIEW

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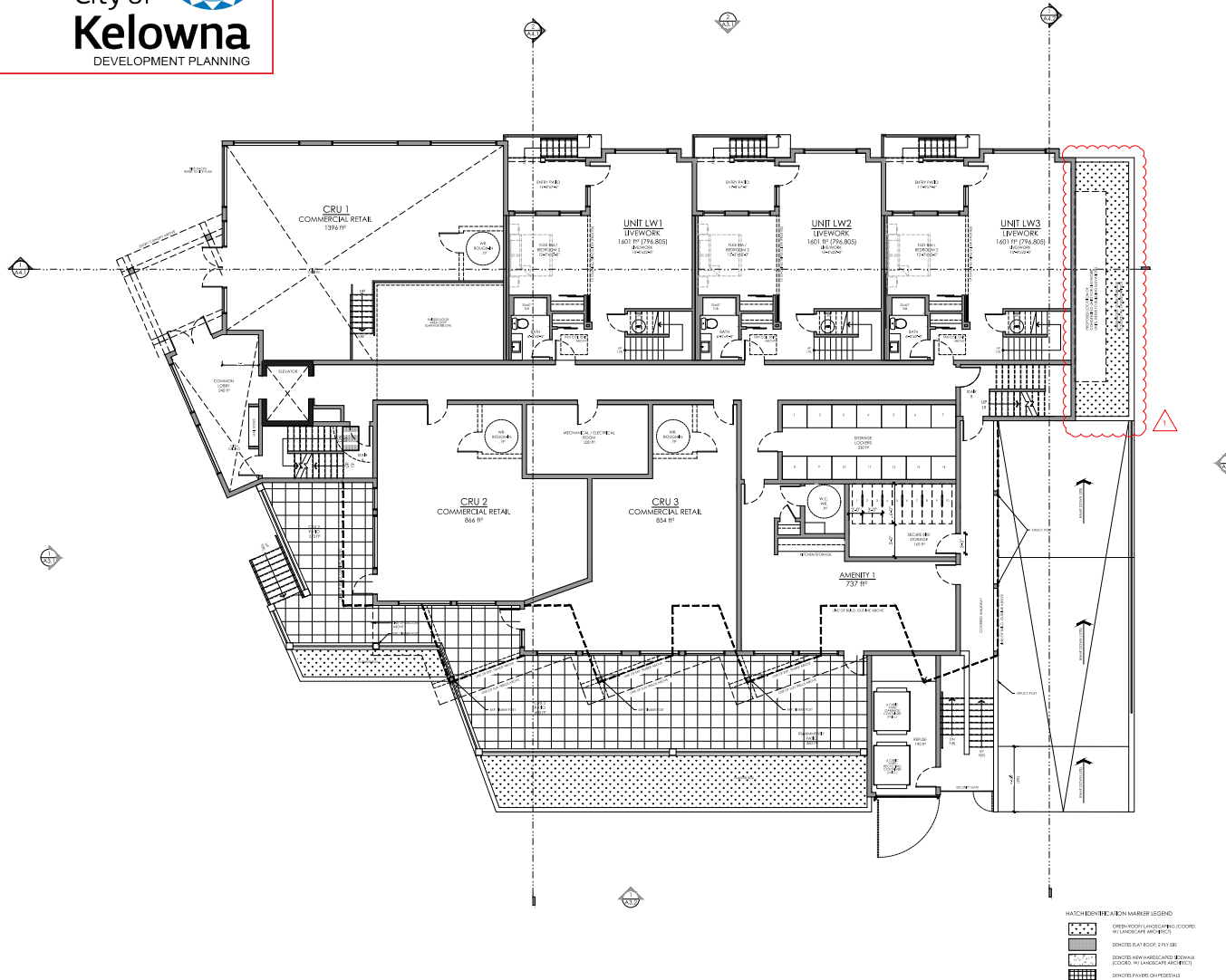


# SCHEDULE

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This forms part of application  
# DP20-0041 DVP20-0042

Planner  
Initials **LK**



HATCH IDENTIFICATION MARKER LEGEND

	OPEN AREA LANDSCAPING (GROUNDS w/ LANDSCAPE ARCHITECT)
	CONCRETE FLAT ROOF (2 FT/1.8M)
	CONCRETE REINFORCED MASONRY (GROUNDS w/ LANDSCAPE ARCHITECT)
	CONCRETE PAVERS ON PEDESTALS



#100 - 1303 5th Street,  
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Comments:

Consultants:

1. 2020.12.12 REVISIONS TO DP FROM CORE TECHNICAL REVIEW

NO. DATE RECORD OF REVISIONS

3. 18.10.20 SUBMIT FOR REVISIONS TO DEVELOPMENT PERMIT

2. 18.09.20 SUBMIT FOR CLIENT REVIEW

1. 18.08.20 SUBMIT FOR CLIENT REVIEW

NO. DATE RECORD OF REVISIONS

Project:

Abbott Street

Mixed-Use Development

3031 ABBOTT STREET

KELOWNA, BC

Sheet Title:

FLOOR PLAN

LEVEL 1

(GROUND LEVEL)

Job Number: 18.661

Date: 2020.05.22

Scale: 1/8" = 1'

Revision Number: 1

Drawing Number:

A2.1







# SCHEDULE

A

This forms part of application  
# DP20-0041 DVP20-0042



City of  
**Kelowna**  
DEVELOPMENT PLANNING

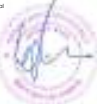
Planner  
Initials **LK**



#100 - 1303 5th Street,  
Kelowna, BC V1Y 1Z9  
p: 250.420.3550

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KAMLOOPS  
KELOWNA



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Consultants

NO. DATE REVISIONS

1 2020.12 REVISIONS TO DP

2 2020.12 REVISIONS TO DP

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Project:  
**ABBOTT STREET**  
MIXED-USE  
DEVELOPMENT  
3031 ABBOTT STREET  
KELOWNA, BC

Sheet Title:  
**FLOOR PLAN  
LEVEL 3**

Job Number: 18.661

Date: 2020.05.22

Scale: 1/8" = 1'

Revision Number: 1

Drawing Number:

**A2.3**



SCHEDULE

A

This forms part of application

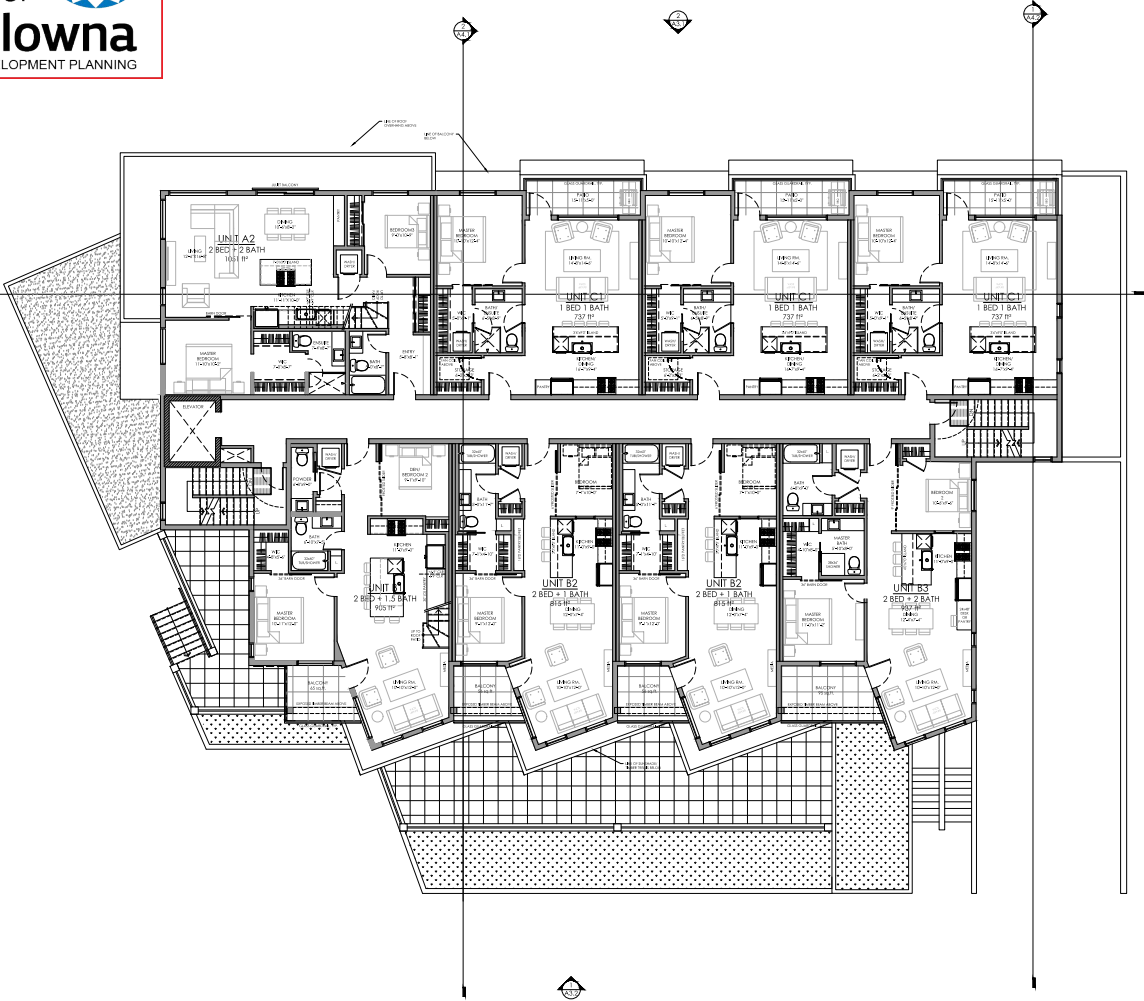
# DP20-0041 DVP20-0042

Planner  
Initials

LK

City of  
Kelowna

DEVELOPMENT PLANNING



- HATCH IDENTIFICATION MARKER LEGEND
- OPEN ROOF / LANDSCAPING (COORD. W/ LANDSCAPE ARCHITECT)
  - CONCRETE SLAB ROOF 2 FLY 98
  - CONCRETE WITH HATCHED REINFORCE (COORD. W/ LANDSCAPE ARCHITECT)
  - CONCRETE PAVING ON TERRAZZO

#100 - 1303 5th Street  
Kelowna, BC V1Y 1Z9  
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Comments

NO.	DATE	REVISIONS TO DP	RECORD OF REVISIONS
1	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW	
2	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW	
3	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW	
4	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW	
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19	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW	
20	2020.12	REVISIONS TO DP FROM CDR TECHNICAL REVIEW	

Project:

**ABBOTT STREET**

MIXED-USE DEVELOPMENT

3031 ABBOTT STREET  
KELOWNA, BC

Sheet Title:

**FLOOR PLAN  
LEVEL 4**

Site Number: 18.661

Date: 2020.05.22

Scale: 1/8" = 1'

Revision Number: 1

Drawing Number:

**A2.4**



## A



City of Kelowna  
DEVELOPMENT PLANNING







1 WEST (ABBOTT) ELEVATION  
1/8"=1'-0"



2 NORTH (NEWSOM) ELEVATION  
1/8"=1'-0"

## SCHEDULE

B

This forms part of application  
# DP20-0041 DVP21-00042

Planner  
Initials LK



### EXTERIOR FINISH SCHEME

AX	COLOR SECTION MATERIAL TYPE/LOC.
1	MATERIAL ABBREVIATIONS
13	CL: DIRECTED FIBRE CONCRETE LIP BONDING
14	FCP: DIRECTED FIBRE CONCRETE PANEL & TRIM
15	BB: DIRECTED FIBRE CONCRETE TRIM
16	FCI: DIRECTED FIBRE CONCRETE TRIM
17	PFM: DIRECTED FIBRE CONCRETE METAL
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100 - 1000 8th Street  
Kelowna, BC V1Y 1Z9  
p: 250.420.1555

KAMLOOPS  
KELOWNA



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Comments

NO.	DATE	REVISIONS TO DP
1	21.08.20	REVISIONS TO DP
2	20.05.22	REVISIONS TO DP FROM CODE TECHNICAL REVIEW
3	19.12.20	ISSUED FOR RECHARGING DEVELOPMENT PERMIT
4	19.09.20	ISSUED FOR CLIENT REVIEW
5	19.08.20	ISSUED FOR CLIENT REVIEW
6	19.08.20	RECORD OF ISSUED

Project

ABBOTT STREET  
DEVELOPMENT

3031 ABBOTT STREET  
KELOWNA, BC

Sheet Title

BUILDING  
ELEVATIONS

Job Number

18.661

Date

2021.09.07

Scale

Revision Number

2

Drawing Number

A3.1







## C

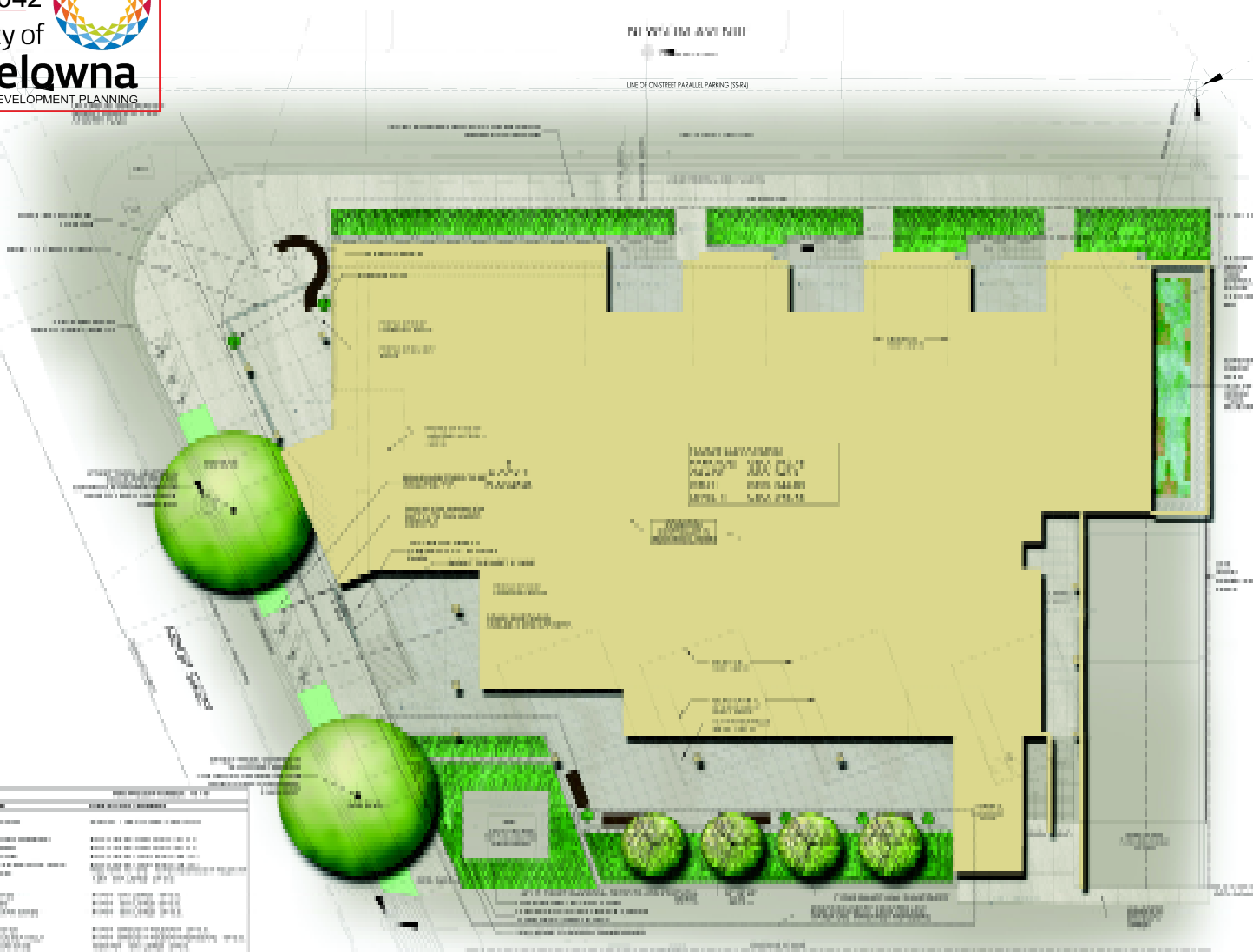
# DP20-0041 DVP21-00042



City of Kelowna  
DEVELOPMENT PLANNING

Planner  
Initials

LK



## FURNITURE



**Abstract** This department studies the economic and social development of the region and the impact of the region on the world economy. The region is defined as the area between the Atlantic and Pacific Oceans, and the study is based on the analysis of the economic and social development of the region and the impact of the region on the world economy.

**pmg**  
PAPER MANAGEMENT  
JOURNAL

Year	Number of cases	Number of deaths	Number of cases per 100,000 population
1990	1,000	100	1.0
1991	1,100	110	1.1
1992	1,200	120	1.2
1993	1,300	130	1.3
1994	1,400	140	1.4
1995	1,500	150	1.5
1996	1,600	160	1.6
1997	1,700	170	1.7
1998	1,800	180	1.8
1999	1,900	190	1.9
2000	2,000	200	2.0
2001	2,100	210	2.1
2002	2,200	220	2.2
2003	2,300	230	2.3
2004	2,400	240	2.4
2005	2,500	250	2.5
2006	2,600	260	2.6
2007	2,700	270	2.7
2008	2,800	280	2.8
2009	2,900	290	2.9
2010	3,000	300	3.0
2011	3,100	310	3.1
2012	3,200	320	3.2
2013	3,300	330	3.3
2014	3,400	340	3.4
2015	3,500	350	3.5
2016	3,600	360	3.6
2017	3,700	370	3.7
2018	3,800	380	3.8
2019	3,900	390	3.9
2020	4,000	400	4.0



**FOR THE**  
**RECORD OF THE**  
**COMMISSIONERS OF THE**  
**LAND OFFICE**

## 1. INTRODUCTION

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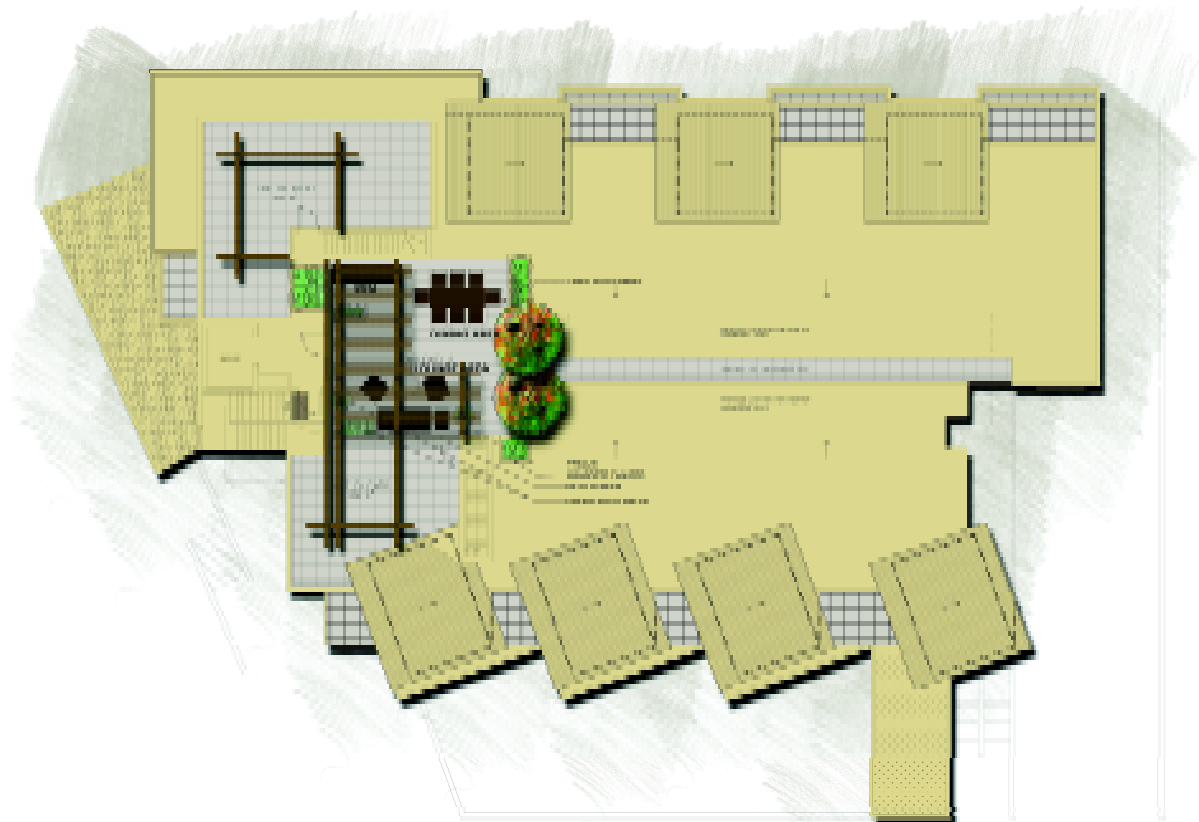
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This forms part of application  
# DP20-0041 DVP21-00042



City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials LK

PLANT IDENTIFICATION INFORMATION		PLANT IDENTIFICATION INFORMATION	
PLANT NAME	PLANT NAME	PLANT NAME	PLANT NAME
1. <b>PLANT NAME</b>	2. <b>PLANT NAME</b>	3. <b>PLANT NAME</b>	4. <b>PLANT NAME</b>
5. <b>PLANT NAME</b>	6. <b>PLANT NAME</b>	7. <b>PLANT NAME</b>	8. <b>PLANT NAME</b>
9. <b>PLANT NAME</b>	10. <b>PLANT NAME</b>	11. <b>PLANT NAME</b>	12. <b>PLANT NAME</b>
13. <b>PLANT NAME</b>	14. <b>PLANT NAME</b>	15. <b>PLANT NAME</b>	16. <b>PLANT NAME</b>
17. <b>PLANT NAME</b>	18. <b>PLANT NAME</b>	19. <b>PLANT NAME</b>	20. <b>PLANT NAME</b>
21. <b>PLANT NAME</b>	22. <b>PLANT NAME</b>	23. <b>PLANT NAME</b>	24. <b>PLANT NAME</b>
25. <b>PLANT NAME</b>	26. <b>PLANT NAME</b>	27. <b>PLANT NAME</b>	28. <b>PLANT NAME</b>
29. <b>PLANT NAME</b>	30. <b>PLANT NAME</b>	31. <b>PLANT NAME</b>	32. <b>PLANT NAME</b>
33. <b>PLANT NAME</b>	34. <b>PLANT NAME</b>	35. <b>PLANT NAME</b>	36. <b>PLANT NAME</b>
37. <b>PLANT NAME</b>	38. <b>PLANT NAME</b>	39. <b>PLANT NAME</b>	40. <b>PLANT NAME</b>
41. <b>PLANT NAME</b>	42. <b>PLANT NAME</b>	43. <b>PLANT NAME</b>	44. <b>PLANT NAME</b>
45. <b>PLANT NAME</b>	46. <b>PLANT NAME</b>	47. <b>PLANT NAME</b>	48. <b>PLANT NAME</b>
49. <b>PLANT NAME</b>	50. <b>PLANT NAME</b>	51. <b>PLANT NAME</b>	52. <b>PLANT NAME</b>
53. <b>PLANT NAME</b>	54. <b>PLANT NAME</b>	55. <b>PLANT NAME</b>	56. <b>PLANT NAME</b>
57. <b>PLANT NAME</b>	58. <b>PLANT NAME</b>	59. <b>PLANT NAME</b>	60. <b>PLANT NAME</b>
61. <b>PLANT NAME</b>	62. <b>PLANT NAME</b>	63. <b>PLANT NAME</b>	64. <b>PLANT NAME</b>
65. <b>PLANT NAME</b>	66. <b>PLANT NAME</b>	67. <b>PLANT NAME</b>	68. <b>PLANT NAME</b>
69. <b>PLANT NAME</b>	70. <b>PLANT NAME</b>	71. <b>PLANT NAME</b>	72. <b>PLANT NAME</b>
73. <b>PLANT NAME</b>	74. <b>PLANT NAME</b>	75. <b>PLANT NAME</b>	76. <b>PLANT NAME</b>
77. <b>PLANT NAME</b>	78. <b>PLANT NAME</b>	79. <b>PLANT NAME</b>	80. <b>PLANT NAME</b>
81. <b>PLANT NAME</b>	82. <b>PLANT NAME</b>	83. <b>PLANT NAME</b>	84. <b>PLANT NAME</b>
85. <b>PLANT NAME</b>	86. <b>PLANT NAME</b>	87. <b>PLANT NAME</b>	88. <b>PLANT NAME</b>
89. <b>PLANT NAME</b>	90. <b>PLANT NAME</b>	91. <b>PLANT NAME</b>	92. <b>PLANT NAME</b>
93. <b>PLANT NAME</b>	94. <b>PLANT NAME</b>	95. <b>PLANT NAME</b>	96. <b>PLANT NAME</b>
97. <b>PLANT NAME</b>	98. <b>PLANT NAME</b>	99. <b>PLANT NAME</b>	100. <b>PLANT NAME</b>



1000

DATE	REVISION	BY
01/10/2010	001	001
1/10/2010	002	001
1/10/2010	003	001
1/10/2010	004	001
1/10/2010	005	001
1/10/2010	006	001
1/10/2010	007	001
1/10/2010	008	001
1/10/2010	009	001
1/10/2010	010	001
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1/10/2010	072	001
1/10/2010	073	001
1/10/2010	074	001
1/10/2010	075	001
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1/10/2010	079	001
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1/10/2010	096	001
1/10/2010	097	001
1/10/2010	098	001
1/10/2010	099	001
1/10/2010	100	001

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**prime**  
 1. A high-quality, low-cost, low-risk, low-return investment.  
 2. A high-quality, low-cost, low-risk, low-return investment.  
 3. A high-quality, low-cost, low-risk, low-return investment.  
 4. A high-quality, low-cost, low-risk, low-return investment.  
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 8. A high-quality, low-cost, low-risk, low-return investment.  
 9. A high-quality, low-cost, low-risk, low-return investment.  
 10. A high-quality, low-cost, low-risk, low-return investment.

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NO	DATE	REVISION DESCRIPTION	DR
1	19/06/04	ISSUE FOR IEP	WLB

CLIENT:



**ABBOTT STREET**  
NORTH / FIFTH AVENUE  
**7801 ABBOTT STREET**  
**KELOWNA**

**0-800-678-9100**

## ROBERTO MARRAS

[illegible]